

- **5.12. – Parkhill Residential Neighborhood Conservation Overlay District.**

- **5.12.1. - Purpose and applicability.**

(1) *Purpose.* It is the purpose and intent of the Parkhill Residential Neighborhood Conservation Overlay District to protect the value of property, to enhance the attractiveness of the neighborhood, to prevent development which would be incompatible with the established characteristics of the neighborhood, and to support improvement and investment in the neighborhood housing stock.

(2) *Applicability.* The requirements of this section shall apply to all residential property within the Parkhill Residential Neighborhood Conservation Overlay District as shown in Figure 5.12.1.

- **5.12.2. - Use regulations.**

5.12.2.1. Section [4.9.5](#), Uses in Mixed Use Residential districts, shall apply with the deletion of Section [4.9.5.2](#), Other Uses by Right.

- **5.12.3. - Design standards.**

The design review committee shall be guided by the standards for housing construction below, and by reference to existing features of the immediate vicinity and of the Parkhill neighborhood generally.

5.12.3.1 Standards

(a) Size limitations. No single family house or duplex shall exceed one thousand four hundred square feet in size nor exceed a floor area ratio (FAR) of .60. The total area of all dwellings and accessory structures shall not exceed a FAR of .75.

(b) Porches. The porch shall be at least 36 square feet and a minimum of six feet wide.

(c) Garages. Attached garages are permitted. If used, the length of the garage wall facing the street shall not exceed 40 percent of the length of the street facing building façade.

(d) Carports. If a garage is not provided, a carport is required, and may be attached either to side or rear of house. If visible from the street, carport columns must be of similar size and material to porch columns.

(e) Roofs.

Slope. Principal structures must have a roof that is sloped with a pitch no flatter than six units of vertical run to twelve units of horizontal rise, and no steeper than eight units of vertical run to twelve units of vertical rise.

Materials: Roofs shall be asphalt shingle. No metal roofs are permitted for the principal structure. Roofs for dormers, porches, and porticos maybe of decorative metal with approval.

(f) Foundation: The ground level of the first floor, including the lowest elevation of any point on the front façade, shall be elevated at least twelve (12) inches from the horizontal surface of the street or sidewalk, and shall not be elevated more than 30 (thirty) inches above the horizontal surface of the street or sidewalk.

(h) Exterior finish materials: Concrete block, plain concrete, corrugated metal, plywood, and sheet pressboard are not allowed as exterior finish material. Concrete siding products or concrete board with wood batts may be used. If used, vinyl siding must meet the following specifications:

Minimum 40 mil thickness

Color throughout, UV rated coating with lifetime fade protection

Wood grain pattern on clapboard or shiplap siding, smooth surface on beaded board siding

Meet ASTM 5206 wind load testing

50 year warranty from time of installation to new buyer

(i) Fences: If chain link fence is used, it shall have black vinyl coating.

(j) The design review committee may prepare and propose additional written standards for adoption through amendment of this section.

- **5.12.4. - Review procedures.**

(1) A design review committee shall be established consisting of five members. Three members shall be residents of the Parkhill Neighborhood, designated by vote of the

Parkhill Neighborhood Association. Two members shall be designated by the Board of the Neighborhood Development Corporation. Associate members may be nominated by either the Parkhill Neighborhood, the Mayor, or the City Council representative to serve in the absence of a member. The members shall be confirmed by the City Council. The committee positions will be for a period of 12 months from the date of confirmation.

(2) No permit for new construction or external renovation shall be issued for any residential property within the Parkhill Neighborhood Conservation Overlay District without approval of the design review committee. Commercial construction and renovation are exempt from this review requirement. No plan that is substantially identical to the existing or proposed house immediately adjacent or across the street.

(3) Applications for construction or renovation within the Parkhill Neighborhood Conservation Overlay District shall be accompanied by complete drawings of the proposed work, including a site plan, floor plan, full elevation drawings, and exterior materials list.

(4) The design review committee shall meet to consider permit applications no later than 10 days after the complete application is received by the Development Services Department.

(5) The Development Services Department shall provide a report to the design review committee describing the characteristics of the neighborhood in the immediate vicinity of the subject property.

(6) Appeals. Decisions of the design review committee may be appealed to the Planning Committee.